

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		RUSSELL PL, ARLINGTON

## OWNERSHIP

Owner 1:	FRIEL MARY KATHRYN			
Owner 2:				
Owner 3:				
Street 1:	22 RUSSELL PL			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02474		Type:	

## PREVIOUS OWNER

Owner 1:	NG MELISSA W -		
Owner 2:	-		
Street 1:	22 RUSSELL STREET		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

## NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2003, having primarily Clapboard Exterior and 1567 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 3 Rooms, and 1 Bdrm.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO		Total:		Spl Credit		Total:	
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

1 of 1  
CARD

**ARLINGTON**

APPRaised:  
USE VALUE:  
ASSESSed:

<b>Total Card /</b>	<b>Total Parcel</b>
<b>190,100 /</b>	<b>190,100</b>
<b>190,100 /</b>	<b>190,100</b>
<b>190,100 /</b>	<b>190,100</b>

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	190,100			190,100		250207
							GIS Ref
							GIS Ref
Total Card	0.000	190,100			190,100	Entered Lot Size	
Total Parcel	0.000	190,100			190,100	Total Land:	
Source: Market Adj Cost	Total Value per SQ unit /Card:		121.31	/Parcel:	121.31	Land Unit Type:	Insp Date

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date			
2022	102	FV	190,100	0	.		190,100		Year end	12/23/2021	PRINT		
2021	102	FV	186,700	0	.		186,700		Year End Roll	12/10/2020		Date	Time
2020	102	FV	183,300	0	.		183,300	183,300	Year End Roll	12/18/2019		12/30/21	19:35:4
2019	102	FV	172,600	0	.		172,600	172,600	Year End Roll	1/3/2019	LAST REV		
2018	102	FV	156,700	0	.		156,700	156,700	Year End Roll	12/20/2017		Date	Time
2017	102	FV	140,200	0	.		140,200	140,200	Year End Roll	1/3/2017			
2016	102	FV	140,200	0	.		140,200	140,200	Year End	1/4/2016	09/27/17	08:48:1	
2015	102	FV	134,200	0	.		134,200	134,200	Year End Roll	12/11/2014	danam		

## SALES INFORMATION

## TAX DISTRICT

[illegible]

## BUILDING PERMITS

[illegible]

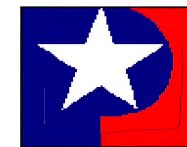
### ACTIVITY INFORMATION

Date	Result	By	Name
9/27/2017	Measured	DGM	D Mann
2/1/2005	Other Change	BR	B Rossignol
1/30/2004	Inspected	BR	B Rossignol

Sign:

\_/\_/\_

VERIFICATION OF VISIT NOT DATA



**Patriot**  
Properties Inc.

**USER DEFINED**

	Prior Id # 1:	34812
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
9	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

Type:	8 - Condo TnHs.		
Sty Ht:	0 - 1 St condo		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

## GENERAL INFORMATION

Grade: B- - Good (-)	
Year Blt: 2003	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G5	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES		
Kits: 1	Rating:	Very Good
A Kits:	Rating:	
Frpl:	Rating:	
WSFlue:	Rating:	

## CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	0.842000008
Name:	

## RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units: 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals		RMs: 3		BRs: 1		Baths: 1		HB: 1					

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:	10	- None	%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:	4	- Carpet	50 %
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	3	- Typical	
Int vs Ext:	S		
Heat Fuel:	2	- Gas	
Heat Type:	15	- H.V.A.C	
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION		
Phys Cond:	VG - Very Good	4.8%
Functional:		%
Economic:	X - Restricted	72%
Special:		%
Override:		%
Total:		73.34%

## CALC SUMMARY

Basic \$ / SQ:	250.00
Size Adj.:	0.88289726
Const Adj.:	1.04469740
Adj \$ / SQ:	230.590
Other Features:	45048
Grade Factor:	1.21
NBHD Inf:	1.45000005
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	712999
Depreciation:	522914
Depreciated Total:	190086

## REMODELING

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

## RES BREAKDOWN

[illegible]

## MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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### SPEC FEATURES/YARD ITEMS

[illegible]

## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,567	230.590	361,33
Net Sketched Area:		1,567	Total:	361,33
Size Ad	1567 Gross Area	1567	FinArea	156

### SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
35						
35						
67						

## IMAGE

**AssessPro** Patriot Properties, Inc

